074.0	0004	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	851,000 / 851,000
					USE VALUE:	851,000 / 851,000
					ASSESSED:	851,000 / 851,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
122		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	REDBORD ROBERT P	
Owner 2:	PROPER-BROUTHERS JANET	
Owner 3:		
Street 1:	122 RIDGE STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	PARAS JAMES C & KATHLEEN M -
Owner 2:	-
Street 1:	122 RIDGE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,490 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1960, having primarily Aluminum Exterior and 2211 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7490.000	399,700		451,300	851,000
Total Card	0.172	399,700		451,300	851,000
Total Parcel	0.172	399,700		451,300	851,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 384.89 | /Parcel: 384.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 46792

GIS Ref

GIS Ref

Insp Date 02/28/17

!6203!

PREVIOUS ASSESSMENT

Parcel ID 074.0-0004-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	399,700	0	7,490.	451,300	851,000	851,000	Year End Roll	12/18/2019
2019	101	FV	318,800	0	7,490.	451,300	770,100	770,100	Year End Roll	1/3/2019
2018	101	FV	318,800	0	7,490.	386,800	705,600	705,600	Year End Roll	12/20/2017
2017	101	FV	318,800	0	7,490.	361,000	679,800	679,800	Year End Roll	1/3/2017
2016	101	FV	318,800	0	7,490.	309,500	628,300	628,300	Year End	1/4/2016
2015	101	FV	312,100	0	7,490.	277,200	589,300	589,300	Year End Roll	12/11/2014
2014	101	FV	312,100	0	7,490.	256,600	568,700	568,700	Year End Roll	12/16/2013
2013	101	FV	312,100	0	7,490.	244,700	556,800	556,800		12/13/2012

PRINT

Date	Time
12/10/20	21:00:22

LAST REV

Date	Time
02/28/17	15:00:12

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6203

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PARAS JAMES C &	43188-309		6/30/2004		539,000	No	No		
MCCONOLOGUE S./	22939-74		2/26/1993		221,000	No	No		Y

USER DEFINED

Prior Id # 1:	46792
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/16/2016	283	Redo Kit	48,000					redo Kitch
7/1/2015	827	Re-Roof	7,168		7/1/2015			Strip and re-roof.
4/19/2011	287	Redo Bat	37,750					2 BATHS
7/9/2007	538	Wood Dec	12,000	C		G9	GR FY09	12 x 18 deck
4/11/2002	241	New Wind	4,800	C				

ACTIVITY INFORMATION

Date	Result	By	Name
2/28/2017	Measured	DGM	D Mann
2/28/2017	Permit Visit	DGM	D Mann
2/28/2017	Left Notice	DGM	D Mann
10/29/2015	Permit Insp	PC	PHIL C
4/18/2009	Meas/Inspect	372	PATRIOT
10/2/2004	MLS	MM	Mary M
11/3/2000	Inspected	264	PATRIOT
11/5/1999	Mailer Sent		
10/14/1999	Entry Denied	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7490		Sq. Ft.	Site		0	70.	0.86	4									451,291						451,300	

Total AC/HA: 0.17195 | Total SF/SM: 7490 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 451,291 | Spl Credit | Total: 451,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	109776
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	418998
Depreciation:	19274
Depreciated Total:	399724

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

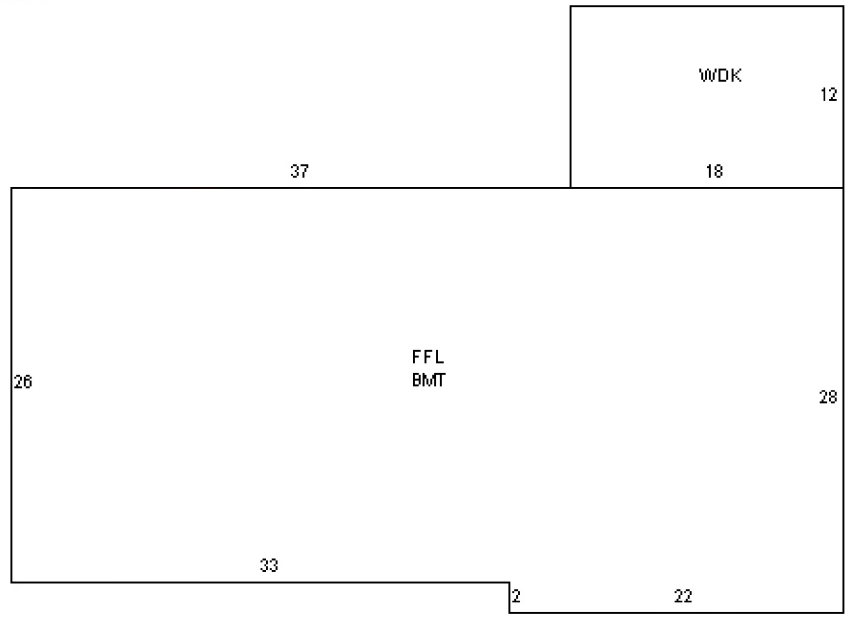
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	141.06
Special Features:	0	Val/Su Net:	126.33
Final Total:	399700	Val/Su SzAd	271.17

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,474	54.150	79,814
FFL	First Floor	1,474	128.240	189,022
WDK	Deck	216	10.630	2,296

Net Sketched Area:	3,164			Total:	271,132
Size Ad	1474	Gross Are	3164	FinArea	2211

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

074.0-0004-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	